

Queensborough / Brentwood / Crystal Springs Subarea Plan

Summary

The plan for the Queensborough / Brentwood / Crystal Springs Subarea provides for the preservation of the area's overall single family residential character, while incorporating a number of proposed capital facilities improvements and land use measures intended to enhance the neighborhood and improve city transportation, housing affordability and other objectives. Highlights of the plan include the following:

- Affirmation of existing uses and densities in portions of the Subarea which are largely developed;
- Designation of land east of 9th and south of I-405 for single family or duplex development at a density of eight units per acre;
- Development of neighborhood business uses at the northwest and southwest corners of Meridian Avenue and 228th Street;
- Improvement of Filbert Road to three to five lanes, including bicycle ways, sidewalks or walkways, and boulevard landscaping treatment;
- Construction of sidewalks or walkways along 9th Avenue SE, Meridian Avenue, 4th Avenue W, and 224th Street SW;
- Designation of bicycle routes along 9th Avenue SE, 4th Avenue SE, 4th Avenue W, and 216th Street, where judged safe for bicycle travel;
- Acquisition of land and development of neighborhood and/or community parks to serve the area.

Subarea Profile

Location

The Queensborough / Brentwood / Crystal Springs Subarea is located in the northwest portion of the Bothell Planning Area. It is bordered on the north by 216th Street, 1st Avenue SE, West Richmond Road, I-405 and Filbert Road; on the east by property lines approximately 600 feet east of and parallel to 9th Avenue SE; on the south by 228th Street SE and SW; and on the west by 8th and 12th Avenues W, extended. Surrounding the Subarea are unincorporated Snohomish County (comprising the Damson/Logan and Filbert/Winesap Subareas) to the north; the Canyon Park Subarea of Bothell to the east; the Shelton View / Meridian / 3rd SE Subarea of Bothell to the south; and unincorporated Snohomish County (comprising the Locust/14th Subarea) and the City of Brier to the west (see **Figure 1**, Physical Geography, and **Figure 2**, Aerial Map).

The Subarea comprises 894 acres, or 1.397 square miles. The Subarea is entirely within the Bothell city limits.

Physical Geography

The Queensborough / Brentwood / Crystal Springs Subarea is a portion of a long north-south- oriented hill which extends from the vicinity of the Swamp Creek interchange of I-5 and I-405 south to the Sammamish River. The highest point of the Subarea is at about 500 feet elevation and is located west of 4th Avenue on 224th Street. The lowest point is at about 150 feet elevation and is located north of 228th Street just east of 9th Avenue.

All but the westernmost portion of the Subarea drains to North Creek. The remainder drains to Swamp Creek. The eastern slope of the Subarea is generally moderate, although it contains a number of ravines. The western slope is very steep and heavily treed.

Four tributaries and numerous smaller drainage ways extend east toward North Creek. The tributaries run north of Crystal Springs Elementary, through the Queensborough and Brentwood subdivisions, and through the Crystal Ridge subdivision. A number of wetlands are found on the eastern portion of the Subarea (see **Figure 1**, Physical Geography).

Built Environment

Residential Development

The Subarea is almost exclusively residential. **Figure 2** is an aerial photo map depicting development in the Subarea. The predominant housing type is the detached single family dwelling.

Commercial Development

The Subarea contains a very limited amount of commercial development. A small neighborhood business cluster is located at 228th and Meridian and includes various retail businesses.

Schools

Two elementary schools are located within the Subarea. Frank Love Elementary is located at 303 224th Street SW, while Crystal Springs Elementary is located at 21615 9th Avenue SE.

Parks and Open Space

Cedar Grove Park (13.75 acres) is located at 22421 SE 9th Avenue and Centennial Park (54 acres) is located adjacent to the Subarea's northeastern boundary in the Canyon Park Subarea. In addition, portions of a number of plats have been dedicated as permanent open space, primarily to protect natural drainage ways. The largest of these is a 7-acre tract at the east end of the Queensborough subdivision which protects Queensborough Creek.

Sanitary Sewer and Water

Alderwood Water and Sewer District provides sanitary sewer and water service to the Subarea. Virtually all of the Subarea is served by public water supply, and Alderwood maintains two water tanks at 228th and 4th W. Sanitary sewers extend throughout the Subarea as well, with the exception of portions of 9th Avenue north of 213th Street and between I-405 and 226th Street. However, there are no topographic constraints to extending sewer lines to these areas to serve future proposed developments.

Utilities

The Subarea is served by natural gas, telephone, wireless telephone, electricity and cable television.

Transportation

Streets

The major roads bordering or extending through the Subarea include I-405, Filbert Road (SR-524), 228th Street SW and SE, 9th Avenue SE, Meridian Avenue, 224th Street SW and SE and 4th Avenue W.

The City has identified the following improvements in this Subarea:

- Minor widening on 9th Avenue SE between 228th Street SE and SR-524 to provide a center turn lane, sidewalks on both sides of the roadway, and a possible bicycle lane; and
- Westerly extension of 214th Street SE to 9th Avenue SE as an exclusively emergency vehicle access route [Note: This improvement will be evaluated as part of future development along 214th Street SE.]

Sidewalks/Walkways

Sidewalks and walkways are relatively scarce within the Subarea. Most subdivisions have no pedestrian facilities, while newer subdivisions tend to have sidewalks on one side of the street. On 9th Avenue SE, there are some sidewalks on the west side and the walkway on the east side has a paved shoulder separated from the road by "rumble bars" extending virtually the full length of the road. In addition, there is a combination of concrete sidewalks and asphalt walkways along portions of 4th Avenue W, Meridian Avenue, and 224th Street SW.

As noted above, sidewalks are proposed as part of the SR-524 and 9th Avenue SE widening projects. The City identified the need for continuous sidewalks on at least one side of the roadway along 224th Street SW, 219th Street SW, 216th Street SW, and Meridian Avenue.

Bicycle Routes

There are bicycle lanes on both sides of 228th Street SE between 9th Avenue SE and SR-527. There is also a wide shoulder on the south side of 228th Street SE between Meridian Avenue and 9th Avenue SE, although it is not signed or striped for bicycle use. There are striped shoulders that can accommodate bicyclists along portions of 4th Avenue W north of 228th Street SW and north of 217th Place SW.

As noted above, bicycle lanes are proposed as part of the SR-524 and 9th Avenue SE widening projects.

Transit Service

Transit service within the Subarea is provided by Sound Transit and Community Transit, which both operate bus service along I-405 that uses the Canyon Park Park & Ride just east of the southeast corner of the Subarea. Community Transit provides local transit service along 228th Street SW and 4th Avenue W within this Subarea.

Queensborough / Brentwood / Crystal Springs Subarea Plan Elements

Land Use

Policies

Note: Many of the Land Use Policies are graphically depicted on **Figure 3**, Land Use Designations.

1. Maintain the overall single family residential character of the Subarea.
2. Land located between approximately 214th Street and 228th Street, comprising the Queensborough and adjacent developed plats, is appropriate for detached residential development at a minimum lot size of 7,200 square feet as described in Land Use Element Policy LU-P4 (**R 7,200** in central portion of map). This designation reflects the existing pattern of development and provides for future compatible development.
3. Land located between Filbert Road and 228th, comprising most of the eastern third of the Subarea, is appropriate for detached residential development at a minimum lot size of 9,600 square feet as described in Land Use Element Policy LU-P4, (**R 9,600** on east portion of map). This designation reflects the existing pattern of development and provides for compatible future development.
4. The non-conforming commercial uses along 228th should not be expanded or intensified. Eventually, these uses should be replaced with conforming uses.
5. Land located east of 9th Avenue SE and south of I-405 is appropriate for detached or attached residential development at one dwelling unit per 5,400 square feet as described in Land Use Element Policy LU-P4 (**R 5,400a** in southeast portion of map). This designation provides for a transition between the Canyon Park Retail/Services activity center to the east and the single family development to the west, and will create affordable home ownership opportunities in the area.
6. Land located at the northwest quadrant of the intersection of Meridian Avenue and 228th Street is appropriate for continued development in neighborhood business uses, subject to availability of necessary utilities and compliance with critical area regulations and other development standards and mitigation requirements (**NB** at south edge of map). This area and land at the northeast corner of Meridian and 228th should be studied for mixed-use development that would reinforce the area as a Neighborhood Activity Center.
7. Land containing multi-family development located east and west of 4th Avenue W, north of 228th Street SW and south of 224th Street SW, is appropriate for detached or attached residential development at one dwelling unit per 4,000 square feet as described in Land Use Element Policy LU-P4. This density reflects the existing uses (see the **R 4,000** land use designation in the southwest portion of Figure 3).

8. Frank Love and Crystal Springs elementary schools are designated Civic-Education to reflect existing uses (CE in west and east portions of map). The land containing the Alderwood Water District water tank is designated Utility to reflect the existing use (U in southwest portion of Figure 3).
9. Consistent with adopted parks level of service guidelines, one or more parks are appropriate to serve the Subarea (<P> on map). The park(s) may or may not be located within the Subarea. Natural open space within the Subarea should be preserved where possible (<OS> on map).

Actions

1. Conduct a study of zoning to reinforce the Neighborhood Activity Center surrounding 228th and Meridian in coordination with the Nike Hill study in the Shelton View / Meridian / 3rd Avenue SE Subarea.

Natural Environment

Policies

1. Protect and preserve the steep and heavily treed western slopes of the Subarea, the ravine which extends east from Queensborough and the ravine which extends northeasterly through Crystal Ridge. These natural areas provide valuable erosion control, wildlife habitat, and visual relief from the built environment, and contribute to the character and identity of the Subarea.
2. Protect and preserve wetlands within the Subarea, particularly those located along 9th Avenue and Royal Anne Road.
3. Promote the extension of sanitary sewers to un-served portions of the Subarea to better protect ground and surface water quality

Actions

1. Monitor the above-described areas for any environmental degradation and take remedial action where appropriate.
2. Regulate development of properties containing critical areas in accordance with the Bothell Critical Areas Ordinance. Where regulations overlap with other programs in the City, the most protective shall apply. To preserve wetlands in their entirety, the City shall explore alternatives to regulations.
3. Provide printed materials and information workshops for owners of property containing wetland areas regarding their stewardship of these environmentally critical areas.
4. Work with Alderwood Water and Sewer District and the unserved residents of the Subarea to encourage the extension of sewers.

Housing and Human Services

Policies

1. Provide for a range of housing alternatives within the Subarea for persons of varying income and lifestyles.
2. Support the utilization of Frank Love and/or Crystal Springs elementary schools for before- and after-school child day care and as community drop-in centers for older youth.

Actions

1. Continue discussions with the Northshore School District to promote the preceding policy.

Economic Development

Policies

1. Provide opportunities for a variety of neighborhood-oriented business.

Actions

No specific Economic Development Action items have been identified for this Subarea. Refer to the Planning Area-wide Economic Development Element.

Parks, Recreation and Open Space

Policies

Parks and recreation projects to implement subarea and city-wide policies are identified and generally described in the Bothell Parks, Recreation and Open Space Action Program (PROSAP): from the PROSAP and other sources, the City Council selects projects for inclusion in the Bothell Capital Facilities Plan (CFP), which establishes types and amounts of funding and schedules projects for design and construction.

1. Pursue acquisition and development of neighborhood and/or community park sites to serve the portions of the Subarea outside the service area for neighborhood parks based on the City's overall adopted level of service guideline. It is recognized that such parks, while serving the Subarea, may or may not be located within the Subarea.

Actions

1. Include in future Capital Facilities Plans funding for acquisition and development of neighborhood and/or community parks to serve the Queensborough / Brentwood / Crystal Springs Subarea.

Historic Preservation

Policies

1. Whenever a structure or property listed on the City's historic inventory or register is proposed to be modified or removed, the City shall review, investigate and implement appropriate mitigation measures consistent with the policies and actions of the Historic Preservation Element and any implementing regulations.

Actions

No specific Historic Preservation Element Actions have been identified for this Subarea. Refer to the Area-wide Historic Preservation Element.

Urban Design

Policies

1. Ensure that improvements to 228th Street retain and preserve the Subarea's residential character.

Actions

No specific Urban Design Action items have been identified for this Subarea. Refer to the Planning Area-wide Urban Design Element.

Annexation

There are no potential annexation areas in this Subarea, so no specific Annexation Policy or Action items are included. Refer to the Planning Area-wide Annexation Element.

Utilities and Conservation

Policies

1. Future replacement towers for the transmission lines along 228th Street SW and 9th Avenue W should be designed to minimize aesthetic impacts on the neighborhood.

Actions

1. The City shall work with electricity providers to ensure that any future replacement towers for the transmission lines along 228th Street SW and 9th Avenue W and south of Filbert Road are designed so as to minimize aesthetic impacts on the neighborhood.

Transportation

Policies

Note: Certain Transportation Policies are graphically depicted on the Land Use Designations map (see **Figure 3**); Street Cross-sections; and other figures included in the Planning Area-wide Transportation Element

1. Filbert Road/208th Street SE (SR-524) and 228th Street SE/SW are part of the proposed Bothell Boulevard system. Any future improvements to these streets should include median landscaping islands, landscaping between the street and sidewalks/walkways, a coordinated street tree program and meandering of sidewalks/walkways, if practical.
2. Promote traffic and pedestrian safety improvements along the 4th Avenue/216th Street SE corridor.
3. The following roads within the Subarea are classified as arterials:

Freeway / Limited Access Highway	I-405
Principal Arterial	Filbert Road (SR-524)
Minor Arterial	228th ST SE/SE
Collectors	9th Avenue SE 4th Avenue W

Filbert and 228th are part of the proposed Bothell Boulevard system. Any future improvements to these streets should include median landscaping islands, landscaping between the street and sidewalks/walkways, a coordinated street tree program and meandering of sidewalks/walkways, if practical. Filbert Road shall be improved to three to five lanes and should contain bicycle facilities. A landscaped median should be installed on 9th Avenue at its intersection with Filbert Road to provide an entrance to Bothell and to establish the residential character of the corridor served by 9th. Other neighborhood traffic control devices may be warranted to reinforce the residential nature of the road.

4. The following bicycle routes should be designated for the Subarea

Shared Use Path	Filbert/Maltby Road
Shared signed roadway	4 th Avenue SE 9 th Avenue SE 4 th Avenue W 228 th ST SW and 216 th ST SE

5. Except in limited circumstances all new development will be required to install sidewalks. Sidewalks should be constructed of concrete for durability and to reduce long-term maintenance costs, and should be separated from the street by landscaping wherever possible.
6. Bicycle routes should be signed as soon as possible to meet Shared Roadway standards until construction to Bicycle Lane standards are completed.

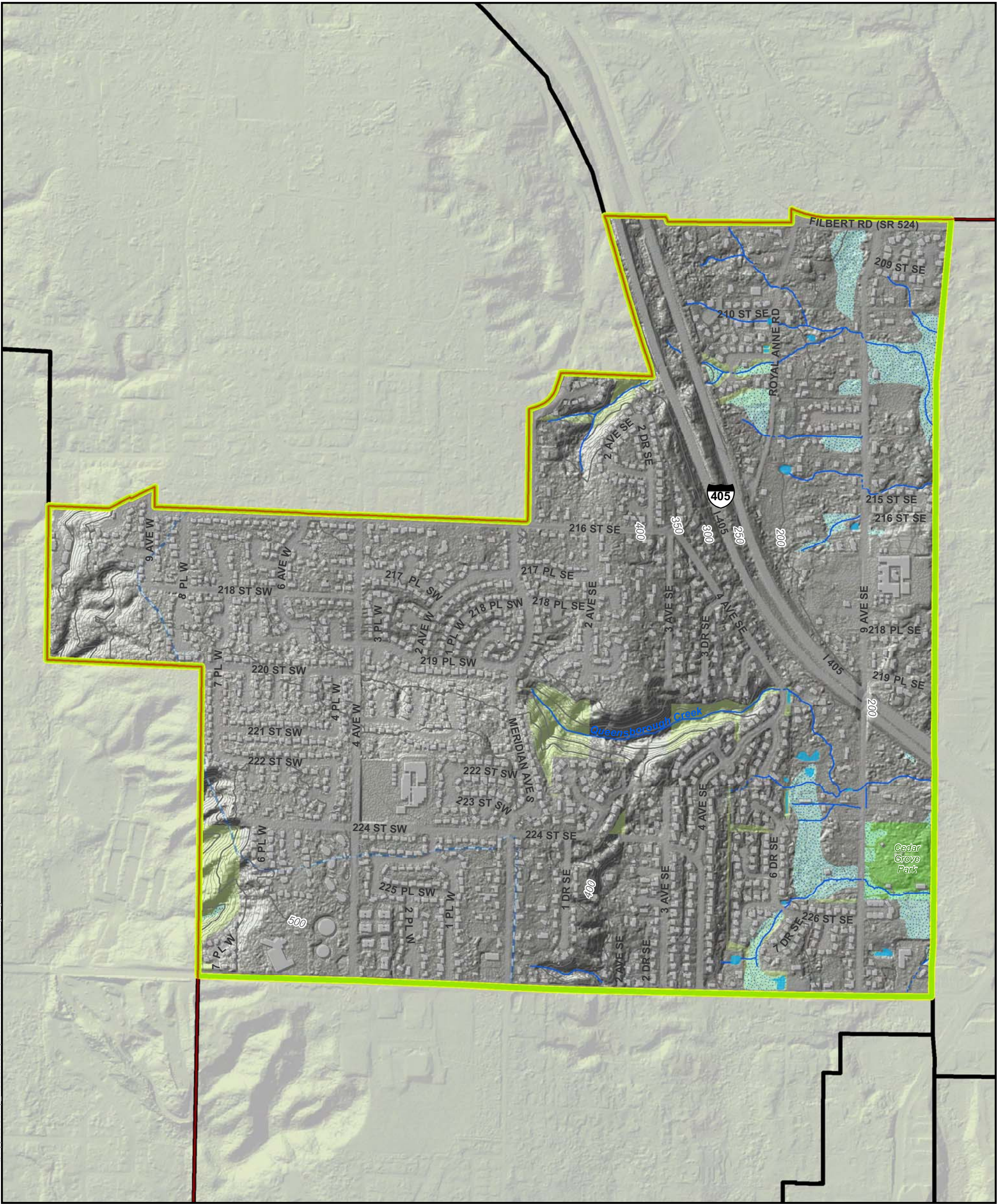
7. Coordinate with neighboring jurisdictions, the Washington State Department of Transportation (WSDOT), and the transit agencies on the planning, funding, and implementation of transportation improvements to address shared transportation needs and concerns.

Actions

1. Incorporate projects which implement the above policies into the City's Transportation Improvement Program (TIP) and into the Capital Improvement Program (CIP).
2. Erect signage to designate 228th Street SE/SE, 9th Avenue SE, and 4th Avenue W, as bicycle routes.
3. Investigate and, if feasible, provide continuous bicycle lanes on 228th Street SE/SW and 4th Avenue W.
4. Investigate and, if feasible, provide continuous sidewalks/walkways on 9th Avenue SE, 4th Avenue W, and on at least one side of the roadway along 224th Street SW, 219th Street SW, 216th Street SW, and Meridian Avenue to fill in gaps in the pedestrian system.
5. Pursue traffic calming measures in accordance with the City Traffic Calming Program to promote safety along the 4th Avenue/216th Street SE corridor.
6. Investigate improving or implementing neighborhood pedestrian connections throughout the Subarea.

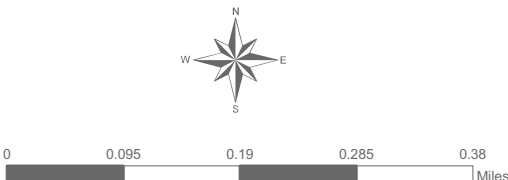
Capital Facilities

Capital facilities projects within the Subarea are incorporated in the Planning Area-wide Capital Facilities Element of the Plan.

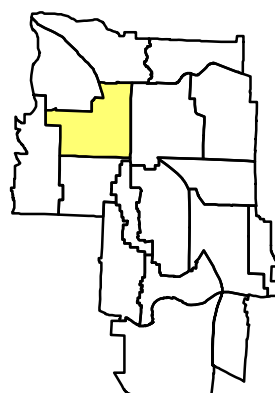


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- Queensborough / Brentwood / Crystal Springs
- Other Subarea
- Stream
- Piped Stream
- Wetlands
- Watershed Basin Boundary
- 10-foot contour
- Park or Athletic Field
- Open Space (Private or Public Owned)
- Bothell City Limits (2015)
- Planning Area Boundary Line



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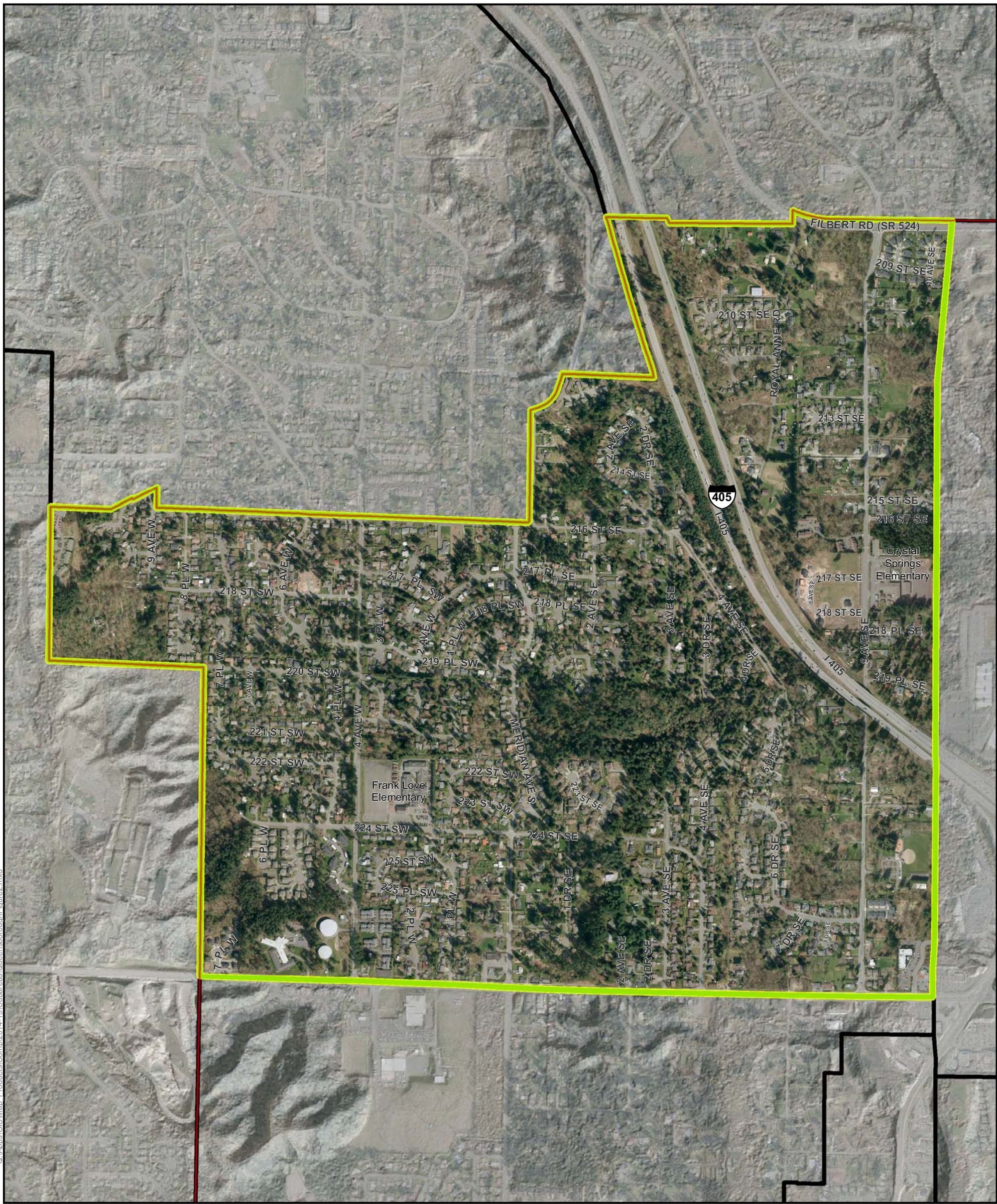
Planning Subarea Location

Imagine Bothell...Comprehensive Plan
2015 Periodic Plan and Code Update

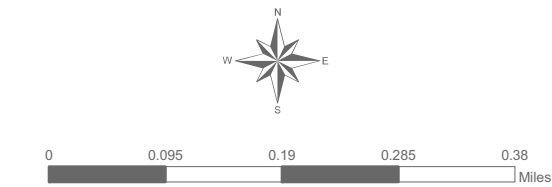
Queensborough / Brentwood / Crystal Springs Subarea
Figure 1
Physical Geography



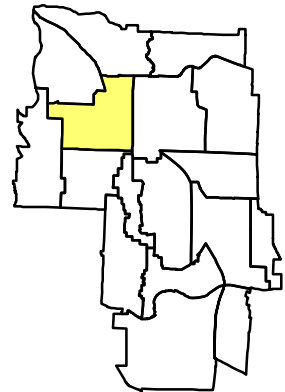
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- Queensborough / Brentwood / Crystal Springs
- Other Subarea
- Lake
- Bothell City Limits (2015)
- Planning Area Boundary Line



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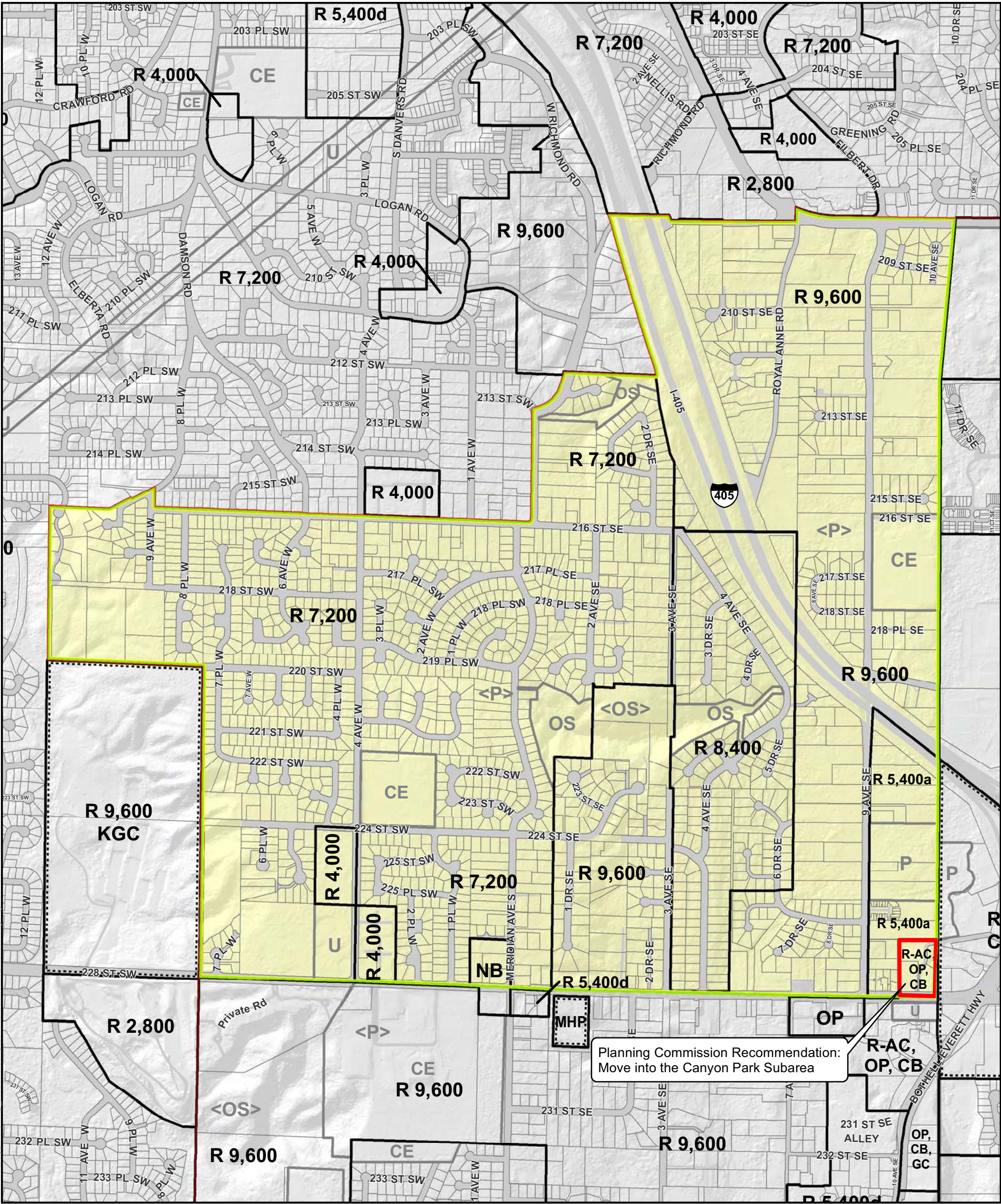


Planning Subarea Location

Imagine Bothell...Comprehensive Plan
2015 Periodic Plan and Code Update

Queensborough / Brentwood / Crystal Springs Subarea
Figure 2
Aerial Photo - April 2012





Land Use Designations (Outside of Downtown)

AG	Agriculture
R 40,000	Residential 40,000 sq. ft. minimum lot size
R 9,600	Residential 9,600 sq. ft. minimum lot size
R 8,400	Residential 8,400 sq. ft. minimum lot size
R 7,200	Residential 7,200 sq. ft. minimum lot size
R 5,400d	Residential 5,400 sq. ft. minimum lot size (only detached units permitted)
R 5,400a	Residential 1 dwelling unit per 5,400 sq. ft. of net buildable area (attached or detached units permitted)
R 4,000	Residential 1 dwelling unit per 4,000 sq. ft. of net buildable area
R 2,800	Residential 1 dwelling unit per 2,800 sq. ft. of net buildable area
R-AC	Residential-Activity Center (no specific density; number of units controlled by site and building envelope regulations)
OP	Office-Professional

Land Use Designations (Outside of Downtown) (Continued)

NB	Neighborhood Business
CB	Community Business
GC	General Commercial
LI	Light Industrial
MHP	Mobile Home Park
KGC	Kenmore Gun Club
MVSO	Motor Vehicle Sales Overlay
SSH	Specialized Senior Housing Overlay
NCFWCHPA	North Creek Fish & Wildlife Critical Habitat Protection Area
(LID)	Low Impact Development

Downtown Designations

DC	Downtown Core
DN	Downtown Neighborhood
DT	Downtown Transition
522	SR 522 Corridor
GDC	General Downtown Corridor
SVV	Sunrise/Valley View
C	Campus
PPOS	Park and Public Open Space

Public Facilities, Utilities, and Open Space

CE	Civic-Educational
<CE>	Potential Civic-Educational (location not determined)
P	Park
<P>	Park (location not determined)
T	Transit Facility
<T>	Potential Transit Facility (location not determined)
OS	Dedicated Open Space
<OS>	Potential Dedicated Open Space (location not determined)
U	Utility



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Imagine Bothell...Comprehensive Plan
2015 Periodic Plan and Code Update

Queensborough / Brentwood / Crystal Springs Subarea
Figure 3
Land Use Designations

